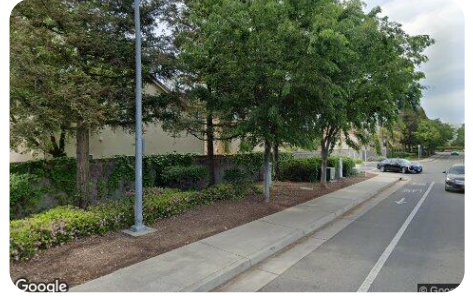


Single Family Residence **RESIDENTIAL**

117 EAGLES ROOST CT

ROSEVILLE, CA 95747

\$572,250 TopHap Estimate · \$304 / ft² · confidence 96 · as of Jun 23, 2026



4

BEDS

2.5

BATHS

1,884 ft²

LIVING AREA

3,551 ft²

LOT SIZE

2006

YEAR BUILT

2

PARKING

VALUATION

\$572K

\$549K low

\$595K high

Last Sale

\$265,000 · Mar 19, 2010

Est. Owner Equity

\$196,878

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$5,361 (2025)
Assessed Value	\$348,759
Previous Assessed	\$341,922

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.82
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1
FLOOD

68
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 3, 2014	Quitclaim	Quit Claim Transfer			
Feb 3, 2010	Resale	Grant Deed	\$265,000	\$141	\$207K
Nov 12, 2009	Non-arms-length	Trustees Deed	\$251,600	\$134	
Jul 25, 2006	Resale	Grant Deed	\$469,500	\$249	\$375K
Aug 2, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cooley Middle School	Middle	6–8	0.7 mi
Thomas Jefferson Elementary School	Elementary	KG–5	2.6 mi
Roseville High School	High	9–12	3.7 mi

District: Roseville Joint Union High School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 95747

47 CRIME INDEX	85 AIR POLLUTION	80,171 POPULATION	\$128K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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